

AGN. NO.

MOTION BY SUPERVISOR HILDA L. SOLIS

October 6, 2015

On October 28, 2014, the County Board of Supervisors (Board) approved the LA Plaza Cultura Village Project (Project), a mixed-use development that would provide much-needed housing, destination and neighborhood-serving retail, and high-quality jobs for local residents, revitalize an underutilized portion of the El Pueblo District while increasing pedestrian connections from Union Station through downtown Los Angeles, and facilitate the development of cultural resources. The Board found that the Project will support the social needs of the County's population and serve vital public purposes.

Prior to the Board's approval of the Project, it was discovered that the Project required more land located at the south end of the County's Parking Lot 21 (City Parcel), which belongs to the City of Los Angeles (City). Accordingly, in connection with its approval of the Project, the Board approved the use of \$150,000 of County funds to acquire the City Parcels.

County owns an approximately 4,093 square foot lot in the middle of the City's Parking Lot Number 2 (County Parcel) and the City owns property on Republic Street

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MOTION

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that the cultural center uses for emergency vehicular access over which the County wishes to obtain a reciprocal easement. In each case, it appears that these remnant islands of County land are the result of defects in title arising from the realignment of local streets several decades ago.

The County's Interim Chief Executive Officer (CEO) and the City's Chief Administrative Officer have mutually determined that swapping these parcels of land would result in more logical patterns of ownership for both the City and the County, ultimately improve the efficiency of operations for both jurisdictions, and facilitate economic and housing development by enabling the Project to expeditiously move forward.

In order to promptly complete the property transfer described above, on June 24, 2015, the City Council approved the action related to the acquisition of the County's Parcel and disposition of the City owned property to facilitate the development of the Project.

This motion is intended to amend the October 28, 2014 Board action to authorize all actions necessary to complete this full property transaction between City and County.

The second purpose of this motion is to update the Board and request authorization to accept an offer from La Plaza Partners, LLC, and the LA Plaza de Cultura y Artes Foundation to increase and introduce deeper affordability for housing in the Project in light of the County's severe affordable housing crisis. This motion also seeks to clarify the Project's retail tenant mix and laudable local hire and living wage goals.

In consideration for these new public benefits and the City's action on the

property transfer set forth above, the Board should authorize and instruct the Interim CEO and all other appropriate County Departments, including the Community Development Commission of the County of Los Angeles (Commission), to immediately take all actions necessary or helpful to implementing the Project, as expeditiously as possible.

**I, THEREFORE, MOVE,** that the Board of Supervisors:

1. Certify that the attached Addendum to previously certified Final Environmental Impact Report for the LA Plaza Cultura Village Project has been completed in compliance with the California Environmental Quality Act and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in the Addendum and the Final Environmental Impact Report prior to approving the recommended actions as revised on the Project and adopt the Addendum.
2. Determine that in accordance with Section 26227 of the Government Code, the recommended actions will fund programs necessary to meet the social needs of the population of the County that will serve public purposes, and that in furtherance of those programs the County is making available real property to carry out and finance the programs, which real property is not, and during the term of the lease with the non-profit LA Plaza de Cultura y Artes Foundation, will not be needed for County purposes.
3. Approve revisions to the previously approved transaction documents to conform to proposed refined Project description and term revisions as set out in the attached Term Sheet, including but not limited to an amendment as

needed to the Master Lease between the County and the LA Plaza de Cultura y Artes Foundation, including without limitation the form of Sublease from the LA Plaza de Cultura y Artes Foundation to LA Plaza Partners, LLC, and the form of Option to Sublease Agreement between the LA Plaza de Cultura y Artes Foundation and LA Plaza Partners LLC and appropriate recordable covenants .

4. Delegate authority to the CEO to approve revisions to the previously approved Schematic Design Drawings for the proposed Project conditioned upon final approval of a revised site plan by the Department of Regional Planning.
5. Authorize all actions necessary to complete the property transaction negotiated by the CEO to acquire City property necessary for the Project (including an easement for emergency access) conditioned upon a swap for County surplus property to be transferred to the City, in addition to a payment of \$150,000.
6. Confirm a delegation of authority to the CEO to execute the final transaction documents, upon approval as to form by County Counsel, as drafted and amended to reflect the revised terms and to take any other actions and execute any other documents consistent with and/or necessary for the implementation of the foregoing approvals.
7. Designate the Commission to act as the agent of the County for monitoring compliance of affordable housing, tenant retail mix, hiring goals and requirements, and payment of living and prevailing wages for the Project, and

take any other actions necessary and execute related documents to effectuate monitoring of the Project.

**I FURTHER MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:**

1. Authorize the Commission's Executive Director, or his designee, to execute, and if necessary, amend or terminate, after review and approval by County Counsel, any agreements with County and/or the LA Plaza de Cultura y Artes Foundation necessary to monitor compliance of affordable housing, tenant retail mix, hiring goals and requirements, and payment of living and prevailing wages for the Project, and take any other actions and execute related documents necessary to effectuate monitoring of the Project.

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